

**City of Greensboro Planning Department  
Zoning Staff Report and  
Plan Amendment Evaluation  
January 8, 2007 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** D  
**Location:** 1921 Fleming Road (west side of Fleming Road opposite David Christian Place, north of Country Woods Lane and Country Woods Court)

**Applicant:** Twin City Management, Inc.  
**Owner:** Michael L. and Mitzi A. Barber

**GFLUM**  
**From:** Low Residential  
**To:** Moderate Residential

**Zoning**  
**From:** County RS-40  
**To:** City CD-RM-8

- Conditions:**
- 1) Uses shall be limited to townhomes, designed for sale.
  - 2) There shall be a maximum of 27 townhomes, designed for sale.
  - 3) There shall be one access to the subject property, which shall be from Fleming Road.
  - 4) Buildings shall be of primarily brick, stone, stucco, textured masonry and/or glass.
  - 5) Maximum height of any building shall be limited to two stories.
  - 6) Developer shall install an earthen berm or an opaque fence along the western boundary of the subject property, with a maximum height allowed by the City Ordinance.

SITE INFORMATION	
<b>Maximum Developable Units</b>	27
<b>Gross Density</b>	7.6 dwelling units per acre
<b>Existing Land Use</b>	Single Family Residential (Two Dwellings)
<b>Acreage</b>	3.54
<b>Physical Characteristics</b>	<i>Topography:</i> Southeastward slope <i>Vegetation:</i> Wooded <i>Other:</i> Pond located on southeastern portion of site
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Single Family Residential	Co. RS-40
<i>South</i>	Single Family Residential	RS-12
<i>East</i>	McAlister Place (single family detached and attached dwellings)	CD-RS-12, CD-RM-5
<i>West</i>	Single Family Residential	RS-12

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>

<b>DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS</b>
<p><b>RS-40:</b> Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one (1) or more of the following characteristics: (a) Lies within the 60 DNL noise contour line; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p>
<p><b>CD-RM-8:</b> Primarily intended to accommodate duplexes, townhomes, cluster housing and similar residential uses at a density of 8.0 units per acre or less. See Conditions for use limitations and other restrictions.</p>

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Fleming Road – Major Thoroughfare.
<b>Site Access</b>	A maximum of one access will be approved by GDOT to align opposite of David Christian Place. All commercial access point must be built to the City of Greensboro standards and/or NCDOT standards.
<b>Traffic Counts</b>	Fleming Road ADT = 11,000.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Yes, site drains to Greensboro Watershed WS III
<b>Floodplains</b>	N/A
<b>Streams</b>	USGS blue line water body on site. Stream buffer regulations may apply to water body. Site evaluation (to classify as man made or natural formation) required to determine if buffer requirements apply.
<b>Other</b>	Maximum built upon area (BUA) per watershed density is 70% of the site acreage for high density development. If high density development (24%-70% of BUA) is proposed all the built upon area must drain and get treated by a State approved water quality device (pond or similar). If low density development is proposed site must meet score sheet requirements. Possibility of wetlands on site.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 17shrubs/100'
<i>West</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Existing: *Low Residential (3-5 d.u./acre):* This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated

within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed: *Moderate Residential (6-12 d.u./acre)*: This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
N/A	N/A	N/A

### APPLICANT STATED REASONS FOR REQUEST

**Explain in detail why the change is needed and a justification for such a change:**

This area of the City is an area in transition. Recently, a large tract of land immediately across the street has been developed for townhomes. In addition, there is a small commercial tract there as well. Fleming Road will be realigned and a large Planned Development, Mixed-Use will be developed along Fleming Road next to the north of this site.

**Explain in detail the conditions that you think may warrant a Plan Amendment** (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The roads in this area have caused many changes to occur in recent years and will continue to generate change in the future. Bryan Boulevard is located to the south, while the Greensboro Urban Loop is to the north. Fleming Road will be realigned to be able to accommodate the traffic needs generated by these major roadway additions and improvements.

### COMPREHENSIVE PLAN ANALYSIS

**Need for the Proposed Change:**

The applicant is proposing to develop up to 27 for sale townhomes on this site, which exceeds the maximum five units per acre density of the current Low Residential designation. As such a change in designation for this site is necessary to be in compliance with the city's adopted GFLUM.

As the applicant has noted, this site is located between two major roadways, the existing Bryan Boulevard to the south and the future urban loop to the north which includes an interchange near Fleming Road. Much of the land in this area has already been developed with a variety of residential uses at different densities. The area to the immediate south and west of the site consists of single family homes, while the areas to the east (across Fleming Road) consist of a

combination of single family homes and townhomes. An apartment complex is also proposed as part of the future mixed use Planned Development to the northeast of the site at Chance Road. Underdeveloped County parcels are immediately to the north of the site.

The presence of two major roadways (existing and future) in this area, along with the limited remaining land available to accommodate additional residential development, suggests higher residential density development makes some sense. Given this fact, and the existence of a mixture of residential densities in this area, staff supports the change in land use designation for this site.

**Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):**

No significant impact on city services is anticipated

**Implications, if any, the Amendment may have for Other Parts of the Plan:**

None. Residential development at a variety of densities is encouraged throughout the city.

**Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):**

This proposal will take advantage of the future urban loop (with interchange near Fleming Road), and be in line with the future mixed use development at Chance Road.

## **COMPREHENSIVE PLAN MONITORING COMMENTS**

The Monitoring Committee met on January 3, 2007 and made the following comments concerning this request:

- The traffic patterns in this area supports higher density residential uses
- This proposal would be a good addition to the mixture of residential types and densities that are already in this area
- This proposal's density (around 7.5 units/acre) won't be significantly greater than the 5 units/acre allowed in the Low Residential designated area to the south of the site
- The proposed townhouses are a better fit for this site than apartments due to being adjacent to a single family detached subdivision

## **CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The zoning classifications for the property on the east side of Fleming Road were established in late 2003. CD-RS-12 (#3178) permits a density of 2.9 units per acre while CD-RM-5 (#3179) permits a density of 4.7 units per acre. Typically, RS-12 density is 3.0 units per acre and RS-15 is 2.5 units per acre.

While this proposal is at a higher density (7.6 units per acre) than existing developments in the immediate area, it is consistent with Comprehensive Plan goals for Growth at the Fringe and Housing and Neighborhoods. It meets policies for promoting compact development, as well as promoting mixed-income neighborhoods.

Staff has requested, and the applicant has agreed, that additional landscaping along the western and southern property lines of the subject property be added as a zoning condition to serve as an enhanced buffer for the existing adjacent single family dwellings on Country Woods Court.

**GDOT:** No additional comments.

**Water Resources:** Contact Water Resources (Stormwater Division) at 373-2055 to request classification of water body in relation to stream buffer requirements. In the case of wetlands, contact the Army Corps of Engineers to obtain appropriate approvals prior to any wetlands disturbance.

An appropriately sized drainage easement (size dependant on amount of flow carried) is required for all Stormwater infrastructure carrying public runoff.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Moderate Residential land use classification and approval of the original zoning to Conditional District – RM-8 Residential Multifamily primarily due to:

- Consistency with Comprehensive Plan goals for Growth at the Fringe and Housing and Neighborhoods;
- Consistency with policies promoting compact development and mixed-income neighborhoods; and
- Site location in an area which has developed at varying densities with a mix of residential uses and good access to the roadway network.